

CROSS CREEK PARKWAY PARCEL 5

5134 W. 4TH ST & CROSS CREEK PKWY.
HATTIESBURG, MS 39402

Gene Carothers, CCIM

1.25 Acres Sold

Approximately 4 acres Remaining
Will consider subdividing



DISCLAIMER

CROSS CREEK PARKWAY PARCEL #5 | 4.0 ACRES | HATTIESBURG, MS

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Executive Summary



SALE OVERVIEW

SALE PRICE: \$825,000

LOT SIZE: 4 Acres +/-

ZONING: B-3 & B-5

MARKET: West Hattiesburg

SUB MARKET: Oak Grove

CROSS STREETS: Cross Creek Pkwy And
W. 4th St

PROPERTY DESCRIPTION

This approximately 4.0 acre +/- parcel is within the City of Hattiesburg, zoned commercial, and ready for development. The owners will consider selling less than the whole parcel. The corner 1.25 acres has been sold, but frontage on W. 4th Street and frontage on Cross Creek Pkwy. remains. The property is in the near vicinity of two luxury apartment communities totaling 468 units, restaurants, professional offices, and shopping centers including Turtle Creek Mall, and numerous other national and regional tenants.

CITY INFORMATION

Hattiesburg, Mississippi, with a population of nearly 50,000, is the fourth largest city in the state. The Hattiesburg MSA encompasses Forrest, Lamar and Perry Counties, with a population of nearly 150,000. Hattiesburg is centrally located within 90 minutes of New Orleans, LA and Mobile, AL, the Mississippi Gulf Coast, and Jackson, Mississippi. For this reason, Hattiesburg is known as the "Hub City".

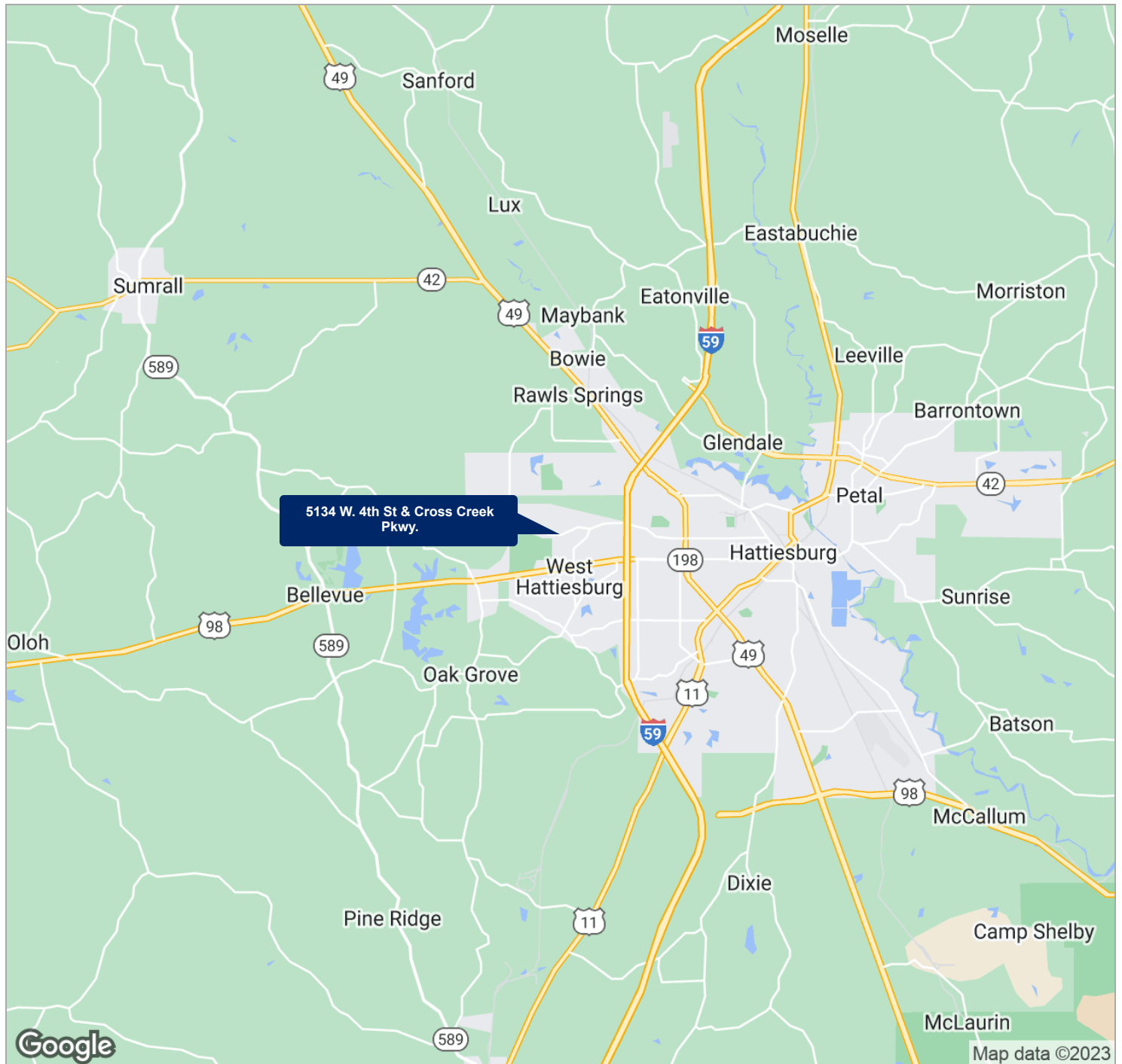
Parcel 5



Retailer Map



Regional Map



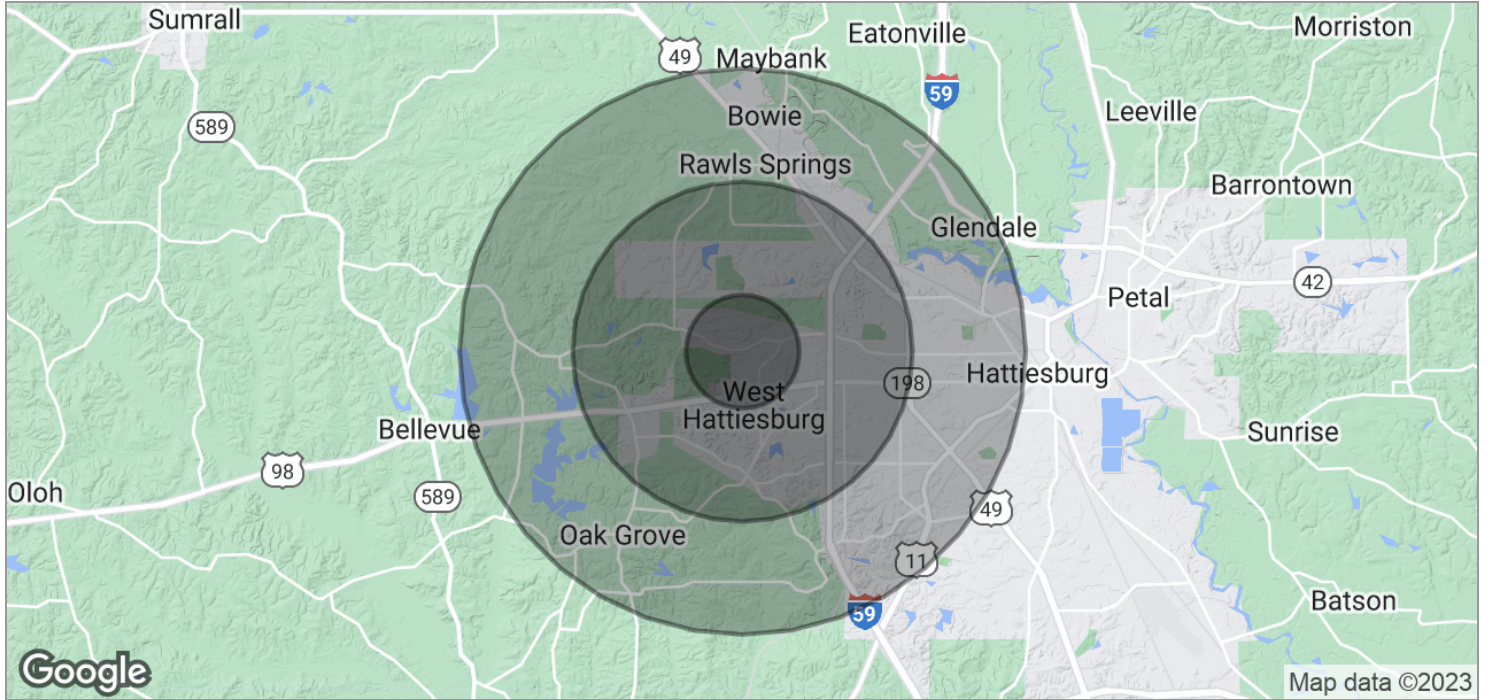
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,473	9,097	20,846
Total persons per hh	2.2	2.4	2.4
Average hh income	\$45,459	\$52,425	\$57,536
Average house value	\$127,690	\$147,035	\$164,232

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Total population	3,244	21,642	50,713
Median age	27.0	28.7	31.2
Median age (male)	26.4	28.6	31.0
Median age (female)	28.2	29.1	31.6

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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Additional Photos

